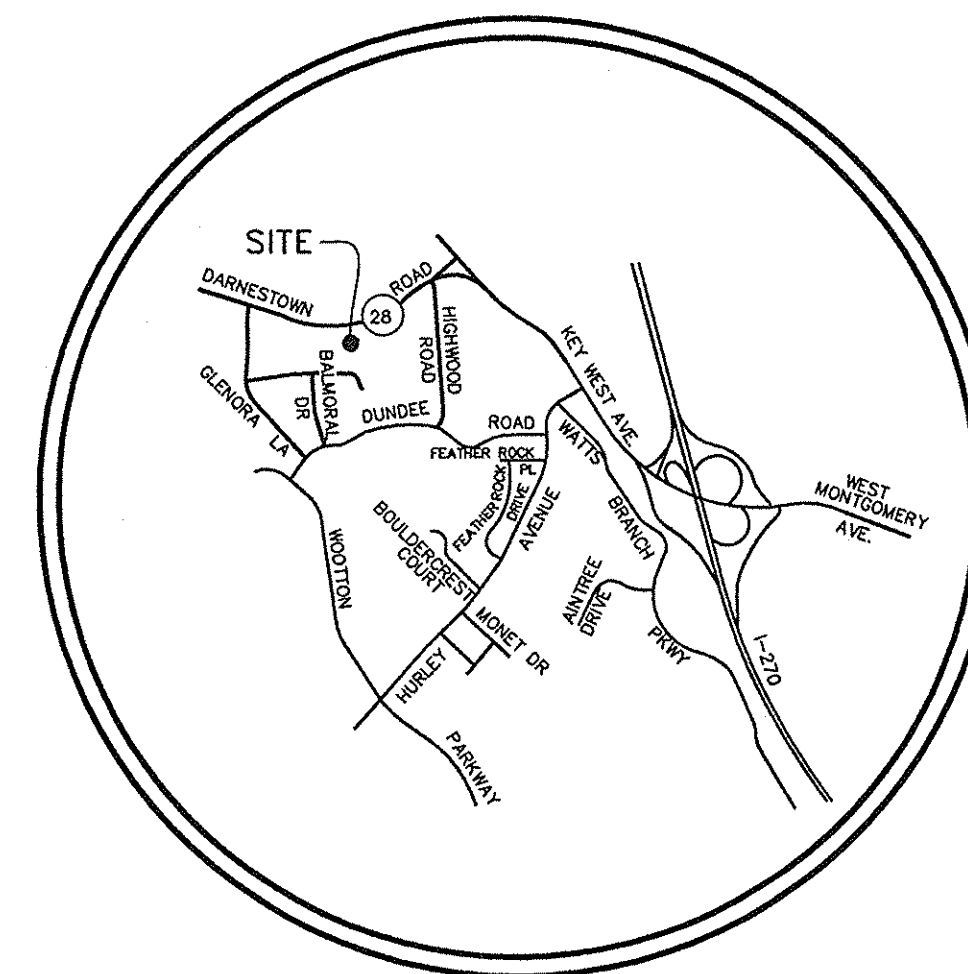


KOL SHALOM  
(PROPOSED) LOT 17, BLOCK, A, IVY WOODS  
CITY OF ROCKVILLE, MARYLAND  
LEVEL II - SITE DEVELOPMENT PLAN SDP  
ASSOCIATED APPROVAL: PROJECT/CONCEPT DEVELOPMENT PLAN PJT2009-00001



VICINITY MAP  
SCALE 1" = 2,000'

SHEET INDEX

SP-1 Site Development Plan - Cover Sheet (1 of 2)  
SP-2 Site Development Plan (2 of 2)

LS-1 Landscape Plan (1 of 2)  
LS-2 Landscape Plan (2 of 2)

FCP-1 Final Forest Conservation Plan (1 of 4)  
FCP-2 Final Forest Conservation Plan (2 of 4)  
FCP-3 Final Forest Conservation Plan (3 of 4)  
FCP-4 Final Forest Conservation Plan (4 of 4)

Stormwater Management Concept Plan

A1.1 Architectural Floor Plan  
A3.0 Architectural Elevation  
A3.1 Architectural Elevation

SITE DATA		
SUBJECT PROPERTY:	LOT 17 IVY WOODS, (PROPOSED)	
GROSS LOT AREA:	209,604 S.F. or 4.812 AC.	
DEDICATION:	11,967 S.F. or 0.275 AC	
NET LOT AREA:	197,637 S.F. or 4.537 AC	
ZONING CLASSIFICATION:	R-200	
PROPERTY ADDRESS:	9110 DARNESTOWN ROAD, ROCKVILLE, MARYLAND	
PROPOSED USE:	PLACE OF WORSHIP SCHOOL OFFICE SOCIAL HALL	
DEVELOPMENT STANDARDS (25.10.03)		
	REQUIRED/ALLOWED	PROPOSED
NET TRACT AREA	9,000 S.F.	197,637 S.F. or 4.537 AC.
LOT WIDTH	60'	
BUILDING SETBACK REQUIREMENTS		
FRONT (ADJACENT TO PUBLIC R/W)	30'	30'
SIDE (NOT R/W)	11'	54'
REAR	25'	59'
BUILDING HEIGHT	35'	25' (1)
BUILDING LOT COVERAGE	25% or 49,409 S.F.	30,600 S.F. (1)
BUILDING AREA	NONE SPECIFIED	30,600 S.F. (1)
IMPERVIOUS AREA TOTAL	N/A INSTITUTIONAL	
PARKING/LANDSCAPE SETBACK REQUIREMENTS		
FRONT (ADJ. TO PUBLIC R/W)	10'	12'
SIDE (ADJ. TO R-60)	11'	26.9'
REAR (ADJ. R-200)	35'	46'
OFF STREET PARKING AND LOADING		
PARKING LOT AREA		43,000 S.F.
PARKING LOT GREEN AREA	5% = 2,150 S.F.	5.8% or 2,500 S.F.
PARKING SPACES (25.16.03)		
PLACE OF WORSHIP (30,600 S.F.)	1/300 S.F. = 102	102 SPACES (2)
BICYCLE SPACES		
SHORT TERM	2/2,000 = 31	31
LONG TERM	1/4,000 = 8	8
TRUCK LOADING (WB-40)		1
NOTES:	1. INFORMATION PROVIDED BY PROJECT ARCHITECT 2. INCLUDES 5 SPACES FOR THE HANDICAPPED OF WHICH 4 ARE VAN ACCESSIBLE	

Legend	
EXISTING	PROPOSED
	Paving
	Curb & Gutter
	Sign
	Utility Pole
	Lamp Post
	Post or Bollard
	Tree
	Electric
	Overhead Wires
	Sanitary Sewer
	Storm Drain
	Water Line
	Fire Hydrant
	Gas
	Telephone
	Buildings
	Concrete
	Spot Elevation
	Contour

- NOTES:
- THIS PROJECT PLAN IS NOT TO BE USED FOR CONSTRUCTION.
  - THE TOPOGRAPHY IS FROM AN AERIAL SURVEY SUPPLEMENTED WITH AVAILABLE UTILITY RECORDS. THE BOUNDARY IS FROM DEEDS AND PLATS OF RECORD.
  - THE BOUNDARY AND TOPOGRAPHY INFORMATION WAS PREPARED BY MACRIS, HENDRICKS & GLASCOCK, PA.
  - A SUBDIVISION OF THE PROPERTIES SHOWN IS REQUIRED TO CREATE LOT-17, IVY WOODS.
  - AN ASSOCIATED NRI/FSD HAS BEEN APPROVED FOR THIS SITE.  
RE: #2009-00009
  - AN ASSOCIATED PRELIMINARY FCP HAS BEEN APPROVED FOR THIS SITE.  
RE: #2009-00009
  - AN ASSOCIATED SWM CONCEPT HAS BEEN APPROVED FOR THIS SITE.  
RE: # SMP2009-00009.

DESIGN TEAM:

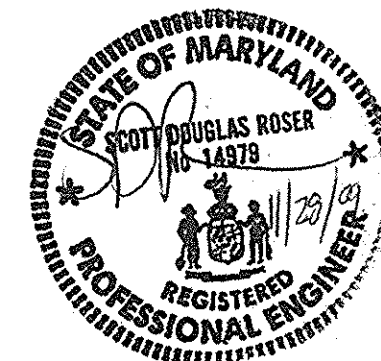
OWNER:  
Kol Shalom  
10301 Grosvenor Place #16  
Rockville, MD 20852  
Phone: 240-301-493-8198

DEVELOPER:  
Kol Shalom  
10301 Grosvenor Place #16  
Rockville, MD 20852  
Phone: 240-301-493-8198

ARCHITECT:  
Shinbert-Levinas  
4733 Bethesda Avenue  
Bethesda, MD 20814  
Phone: 301-652-8550

CIVIL ENGINEER:  
Macris, Hendricks & Glascock, P.A.  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886  
Phone: 301-670-0840

LANDSCAPE ARCHITECT:  
Macris, Hendricks & Glascock, P.A.  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886  
Phone: 301-670-0840



Professional Certification:

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 14979, Expiration Date: 7-02-10

Scott D. Roser

REVISIONS		
NO.	DATE	DESCRIPTION

TAX MAP FR 563

SP-1  
CITY MAP C-1

LEVEL II - SITE DEVELOPMENT PLAN - COVER SHEET

KOL SHALOM  
LOT-17, BLOCK A, IVY WOODS (PROPOSED)  
4TH ED CITY OF ROCKVILLE - MONTGOMERY COUNTY - MARYLAND

 9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279	Macris, Hendricks & Glascock, P.A. Engineers ■ Planners Landscape Architects ■ Surveyors	Proj. Mgr. MDP	Designer MDP
	Phone 301.670.0840 Fax 301.948.0693 www.mhga.com	Date 10-26-09	Scale NONE
	Project No. 00-070-51	Sheet 1 of 2	